



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK ZONING BOARD OF ADJUSTMENT WEDNESDAY, JANUARY 26, 2022

Board members present: Patrick Dwyer; Lynn Christensen; Rod Buckley; Ben Niles; and Alternate Charles Mower

Board members absent: Chair Richard Conescu

Staff present: Casey Wolfe, Assistant Planner

1. Call to Order

Vice Chair Patrick Dwyer called the meeting to order at 7:00 p.m.

2. Roll Call

Patrick Dwyer swore in those that intended to testify. Rod Buckley read the preamble. Patrick Dwyer appointed Charles Mower to sit for Rich Conescu.

- 4. Robert A. Curry & Karen J. Curry (petitioners/owners)** – Variances under Section 3.02 of the Zoning Ordinance to permit the conversion of an existing single-family dwelling to a two-family dwelling in the R-1 (Residential) District whereas two-family dwellings are not permitted, and to permit a two-family dwelling, post conversion, to remain approximately 30 feet from the front property line whereas 50 feet is required (this setback variance is only necessary if the variance to permit the 2-family dwelling is granted). The parcel is located at 4 County Road (formerly 2 County Road) in the R-1 (Residential, by map) & Aquifer Conservation Districts. Tax Map 3A, Lot 65. Case # ZBA 2021-39. **This item is continued from the November 17, 2021 ZBA meeting.**

Petitioner was represented by: Robert Curry, 4 County Road (property owner); Brett Allard, Bernstein, Shur, Sawyer & Nelson, P.A., petitioner's legal counsel.

There was no Public Comment.

The Board voted 5-0-0 to grant the variance to allow the two-family dwelling on a motion made by Charles Mower and seconded by Lynn Christensen.

The Board voted 5-0-0 to grant the variance for the setback on a motion made by Lynn Christensen and seconded by Rod Buckley.

- 3. Dick Anagnost (petitioner) and GTONH, LLC (owner)** - Variance under section 15.04.C of the Zoning Ordinance to permit a residential density of 420 units in a Planned Unit Development whereas a maximum of 400 is allowed (378 units currently exist). The parcel is located at 6 Twin

Bridge Road in the R-4 (Residential) Elderly Housing, Aquifer Conservation, Planned Residential Development Overlay, and the Town Center Overlay Districts. Tax Map 5D-3 Lot 114. Case # ZBA 2022-01.

Petitioner was represented by: Dick Anagnost (petitioner); Jason Lopez, Keach-Nordstrom Associates, Inc.

Public Comment was received from: Melissa Blasek, 9 Twin Bridge Road; Chuck McNulty, 11 Twin Bridge Road; Steven Cook, 7 Twin Bridge Road; Tina Wilson, 13 Twin Bridge Road.

The Board voted 4-1-0 to grant the variance, with conditions, on a motion made by Lynn Christensen and seconded by Rod Buckley. Charles Mower voted in opposition.

5. Discussion/possible action regarding other items of concern

Discussion only.

6. Approval of Minutes – December 29, 2021

The Board voted 5-0-0 to approve the minutes of December 29, 2021, as submitted, on a motion made by Lynn Christensen and seconded by Charles Mower.

7. Adjourn

The Board voted 5-0-0 to adjourn at 8:30 p.m. on a motion made by Rod Buckley and seconded by Lynn Christensen.